

# **Grand County Housing Needs Assessment Appendices**

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*Grand County Housing Authority*

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## APPENDICES

APPENDIX A - AMI PROFILES .....	1
APPENDIX B - HOUSEHOLD SURVEY .....	6
APPENDIX C - EMPLOYER SURVEY .....	11
APPENDIX D - SURVEY COMMENTS .....	14
APPENDIX E - DATA TABLES.....	30
APPENDIX F - DEFINITIONS .....	35
APPENDIX G - METHODOLOGY .....	38

## APPENDIX A - AMI PROFILES

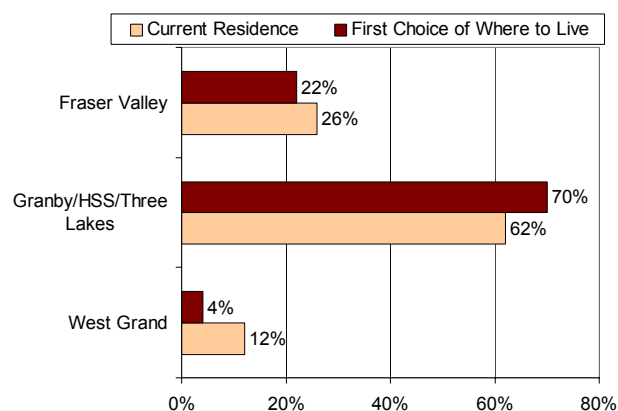
**Profile (30% AMI or below)**

<b>Households</b>	<b>#</b>	<b>%</b>
Total Households	437	7.2%

<b>Cost Burden</b>	
Under 20%	3.7%
20-30%	33.3%
30-35%	3.7%
35-50%	3.7%
Over 50%	55.6%

<b>Type of Residence</b>	
Apartment	30%
Mobile Home	0%
Condo	18%
Single Family Home/Cabin	31%
Other	21%

<b>Household Composition</b>	
Adults living alone	58%
Single parent with child(ren)	7%
Couple, no child(ren)	30%
Couple with child(ren)	4%
Unrelated roommates	0%
Family members and unrelated roommates	0%
Immediate and extended family members	0%
% of adults age 65+	79%
Average number of people in household	1.5

**Rate where you currently live (rated 4 or 5; scale 1 "poor" - 5 "excellent")**

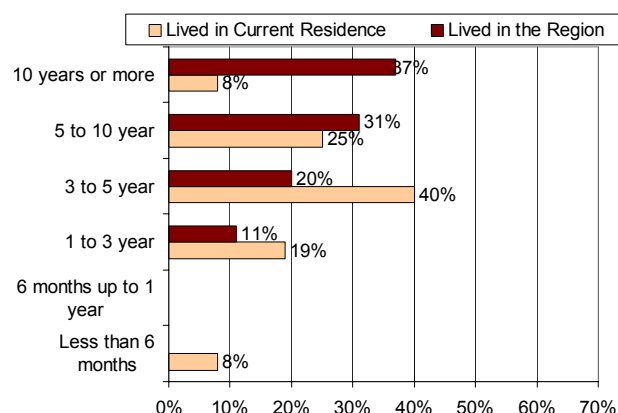
<b>Average</b>		<b>% 4,5 Excellent</b>
Condition of home	4.4	75%
Exterior appearance	4.6	89%
Yard/lot size	4.4	73%
Adequacy of heating	4.7	97%
Safety/security	4.4	75%
Quality of neighborhood	4.6	92%

<b>Tenure</b>	<b>%</b>
Own	4.0%
Rent	15.5%

<b>Would like to buy a new/different home</b>	
Own	0%
Rent	7%

<b>Employment Status</b>	
Self-employed	9%
Employed by others	45%
Unemployed, and looking for work	0%
Unemployed, not looking for work	9%
Full-time homemaker	9%
Retired	18%
Full-time student	9%
Other	9%
Average number of employed adults	.99

<b>Work Location</b>	<b>Winter</b>	<b>Summer</b>
Winter Park	0%	0%
Granby	39%	65%
Fraser	16%	24%
Grand Lake	8%	12%
Kremmling	0%	12%
Tabernash	0%	0%
Hot Sulphur Springs	22%	32%
Other	45%	0%

**Are you looking to leave your current employment within the next three years?**

	<b>%</b>
No	43%
Yes - will find other work IN the region	8%
Yes - will find other work OUTSIDE the region	8%
Yes - retiring	41%
Yes - other	0%

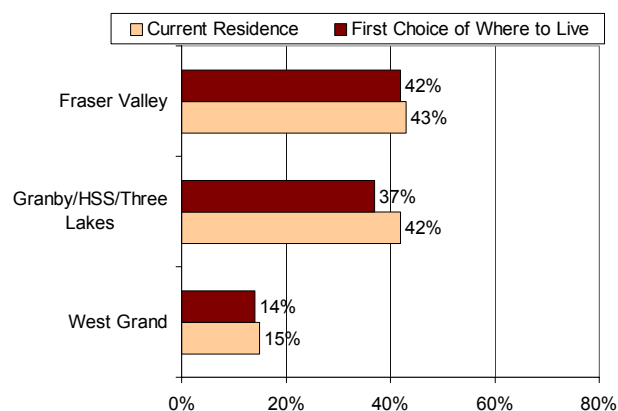
**Profile (30 to 80% AMI)**

<b>Households</b>	<b>#</b>	<b>%</b>
Total Households	1,602	26.0

<b>Cost Burden</b>	
Under 20%	18.4%
20-30%	38.8%
30-35%	7.8%
35-50%	25.2%
Over 50%	9.7%

<b>Type of Residence</b>	
Apartment	14%
Mobile Home	7%
Condo	18%
Single Family Home/Cabin	59%
Other	2%

<b>Household Composition</b>	
Adults living alone	41%
Single parent with child(ren)	7%
Couple, no child(ren)	23%
Couple with child(ren)	22%
Unrelated roommates	3%
Family members and unrelated roommates	0%
Immediate and extended family members	4%
% with at least one 65+ person	20%
Average number of people in household	2.2

**Rate where you currently live (rated 4 or 5; scale 1 "poor" - 5 "excellent")**

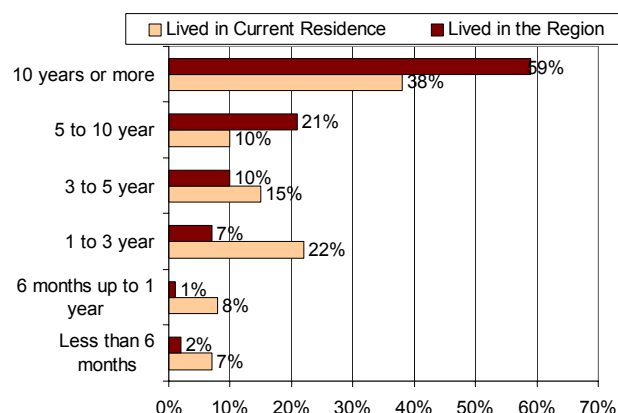
<b>Average</b>	<b>% 4,5 Excellent</b>
Condition of home	3.5 46%
Exterior appearance	3.4 44%
Yard/lot size	3.6 58%
Adequacy of heating	3.6 53%
Safety/security	3.8 60%
Quality of neighborhood	4.0 65%

<b>Tenure</b>	<b>%</b>
Own	23.4%
Rent	32.3%

<b>Would like to buy a new/different home</b>	
Own	22.8%
Rent	26.0%

<b>Employment Status</b>	
Self-employed	25%
Employed by others	66%
Unemployed, and looking for work	0%
Unemployed, not looking for work	1%
Full-time homemaker	8%
Retired	3%
Full-time student	6%
Other	2%
Average number of employed adults	1.31

<b>Work Location</b>	<b>Winter</b>	<b>Summer</b>
Winter Park	58%	37%
Granby	49%	24%
Fraser	29%	28%
Grand Lake	19%	15%
Kremmling	20%	29%
Tabernash	14%	19%
Hot Sulphur Springs	5%	3%
Other	12%	29%

**Are you looking to leave your current employment within the next three years?**

No	68%
Yes - will find other work IN the region	12%
Yes - will find other work OUTSIDE the region	8%
Yes - retiring	5%
Yes - other	6%

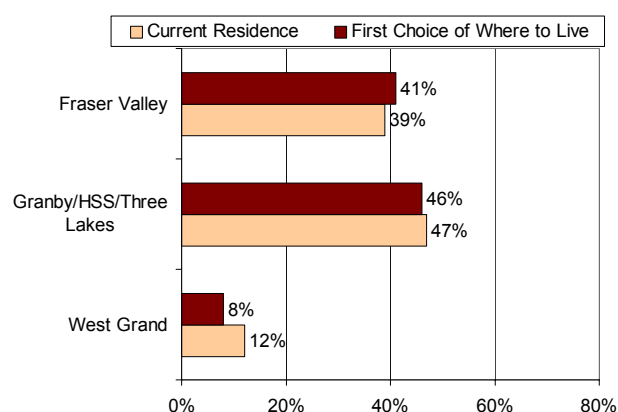
**Profile (80 to 120% AMI)**

<b>Households</b>	<b>#</b>	<b>%</b>
Total Households	1,560	25.5%

<b>Cost Burden</b>	
Under 20%	47.1%
20-30%	34.6%
30-35%	4.8%
35-50%	10.6%
Over 50%	2.9%

<b>Type of Residence</b>	
Apartment	5%
Mobile Home	6%
Condo	23%
Single Family Home/Cabin	66%
Other	0%

<b>Household Composition</b>	
Adults living alone	17%
Single parent with child(ren)	6%
Couple, no child(ren)	36%
Couple with child(ren)	29%
Unrelated roommates	6%
Family members and unrelated roommates	1%
Immediate and extended family members	7%
% with at least one 65+ person	23%
Average number of people in household	2.5



**Rate where you currently live (rated 4 or 5; scale 1 "poor" - 5 "excellent")**

**Average** **% 4,5 Excellent**

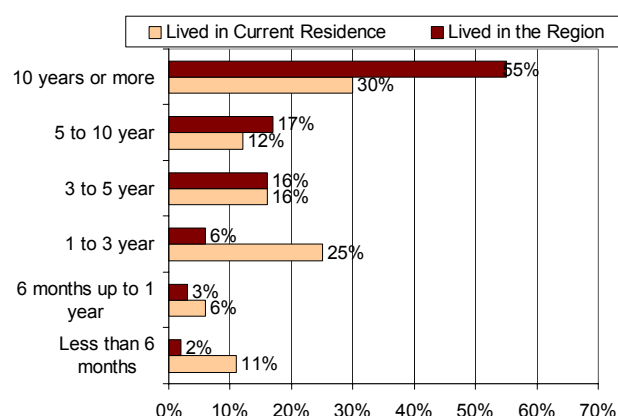
Condition of home	3.8	60%
Exterior appearance	3.7	59%
Yard/lot size	3.6	58%
Adequacy of heating	3.8	57%
Safety/security	4.0	69%
Quality of neighborhood	4.2	76%

<b>Tenure</b>	<b>%</b>
Own	23.9%
Rent	29.0%

<b>Would like to buy a new/different home</b>	
Own	28.3%
Rent	40.0%

<b>Employment Status</b>	
Self-employed	24%
Employed by others	72%
Unemployed, and looking for work	1%
Unemployed, not looking for work	1%
Full-time homemaker	2%
Retired	3%
Full-time student	5%
Other	0%
Average number of employed adults	1.65

<b>Work Location</b>	<b>Winter</b>	<b>Summer</b>
Winter Park	55%	52%
Granby	37%	44%
Fraser	25%	27%
Grand Lake	19%	23%
Kremmling	15%	15%
Tabernash	13%	19%
Hot Sulphur Springs	7%	7%
Other	33%	37%



**Are you looking to leave your current employment within the next three years?**

**%**

No	73%
Yes - will find other work IN the region	17%
Yes - will find other work OUTSIDE the region	5%
Yes - retiring	1%
Yes - other	4%

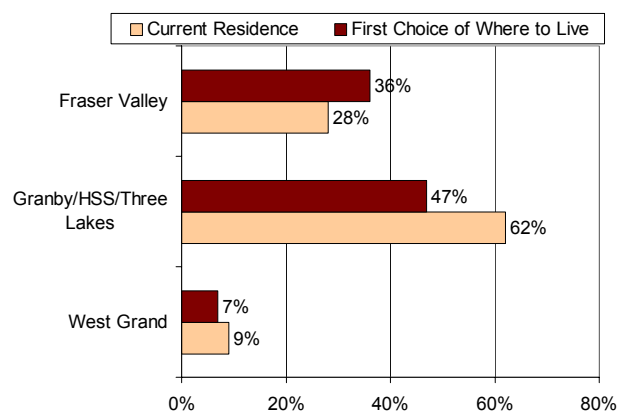
**Profile (Over 120% AMI)**

<b>Households</b>	<b>#</b>	<b>%</b>
Total Households	2,573	41.3%

<b>Cost Burden</b>	
Under 20%	70.2%
20-30%	25.3%
30-35%	1.7%
35-50%	2.2%
Over 50%	0.6%

<b>Type of Residence</b>	
Apartment	3%
Mobile Home	3%
Condo	18%
Single Family Home/Cabin	75%
Other	1%

<b>Household Composition</b>	
Adults living alone	13%
Single parent with child(ren)	1%
Couple, no child(ren)	55%
Couple with child(ren)	27%
Unrelated roommates	1%
Family members and unrelated roommates	1%
Immediate and extended family members	4%
% with at least one 65+ person	23%
Average number of people in household	2.4

**Rate where you currently live (rated 4 or 5; scale 1 "poor" - 5 "excellent")**

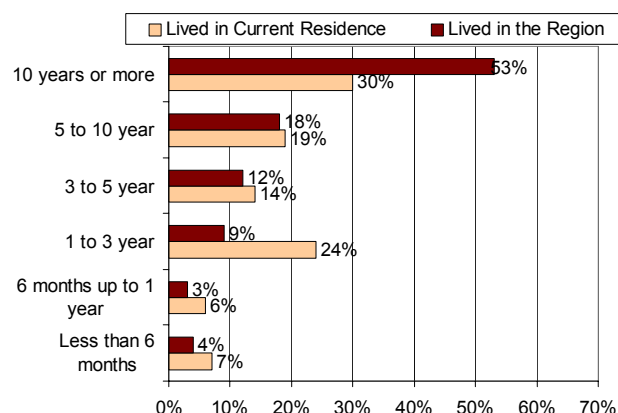
<b>Average</b>	<b>% 4,5 Excellent</b>
Condition of home	4.2 76%
Exterior appearance	4.0 67%
Yard/lot size	4.0 67%
Adequacy of heating	4.2 76%
Safety/security	4.3 79%
Quality of neighborhood	4.2 79%

<b>Tenure</b>	<b>%</b>
Own	48.6%
Rent	23.2%

<b>Would like to buy a new/different home</b>	
Own	48.9%
Rent	27.0%

<b>Employment Status</b>	
Self-employed	31%
Employed by others	63%
Unemployed, and looking for work	0%
Unemployed, not looking for work	0%
Full-time homemaker	2%
Retired	4%
Full-time student	4%
Other	1%
Average number of employed adults	1.73

<b>Work Location</b>	<b>Winter</b>	<b>Summer</b>
Winter Park	48%	45%
Granby	48%	52%
Fraser	25%	27%
Grand Lake	17%	19%
Kremmling	13%	12%
Tabernash	12%	18%
Hot Sulphur Springs	12%	10%
Other	41%	43%

**Are you looking to leave your current employment within the next three years?**

	<b>%</b>
No	75%
Yes - will find other work IN the region	5%
Yes - will find other work OUTSIDE the region	10%
Yes - retiring	8%
Yes - other	3%

## APPENDIX B - HOUSEHOLD SURVEY



## HOUSEHOLD SURVEY — GRAND COUNTY

**Your input is very important to us.** The Grand County Housing Authority is sponsoring this survey on housing demand to understand how to best address the needs and desires of Grand County's residents. The survey will help set priorities, obtain funding for construction, and determine the type, location, size, design and price of housing that will be built in the coming years.

Please return this survey in the postage-paid envelope within **10 days** of receipt. To show our appreciation for your help, we are offering five randomly awarded **gift certificates** to local businesses, valued at \$50 or more. Be assured that your responses are completely **CONFIDENTIAL** and will be used for planning purposes only. If you have any questions, please contact Sarah Brown at RRC Associates, Inc. (1.888.449.4772, ext. 120, toll-free).

### 1. Do you live in or nearest to: **n=675**

- |                                  |                                  |
|----------------------------------|----------------------------------|
| 01) <b>28%</b> Fraser            | 07) <b>6</b> Winter Park         |
| 02) <b>22</b> Granby             | 08) <b>-</b> Clear Creek County  |
| 03) <b>17</b> Grand Lake         | 09) <b>-</b> Summit County       |
| 04) <b>5</b> Hot Sulphur Springs | 10) <b>-</b> Metro Denver Region |
| 05) <b>13</b> Kremmling          | 11) <b>1</b> Other: _____        |
| 06) <b>9</b> Tabernash           |                                  |

### 2. What best describes you? **n=673**

- 1) **94%** Year-round local resident
- 2) **0** Seasonal employee
- 3) **6** Part-time resident - when I am not at my residence it is:  
**n=44**  
**4%** rented as a vacation rental - leased  
**25** loaned to friends/family **79** vacant

### 3. Do you own or rent your residence? **n=673**

- 1) **73%** Own
- 2) **1** Stay with friends
- 3) **24** Rent
- 4) **2** Other-caretaker, house sit

### 4. In what type of residence do you live in the region? **n=673**

- 1) **9%** Apartment
- 2) **4** Mobile home
- 3) **18** Condo/townhouse/duplex
- 4) **65** Single-family home/cabin
- 5) **3** Other: \_\_\_\_\_

### 5. How many rooms do you have in your home? (Do not count bathrooms, porches, balconies, foyers or half-rooms) **n=657, avg=5.6, med=5**

### 6. How many bedrooms are in your home? **n=663, avg=2.8, med=5**

### 7. Do you receive housing assistance, rent a unit from an employer or live in subsidized housing for employees? **n=20**

**7%** No **93** Yes **-** Uncertain

### 8. Is your residence deed-restricted? **n=668**

(a residence with resale caps limiting appreciation)

**82%** No **4** Yes **15** Uncertain

### 9. How many people live in your household and what are their ages?

Total number of persons in household **n=673, avg=2.3, med=2**

Ages of People living in household: **n=1,492, avg=41.3, med=44**

Person 1 _____	Person 5 _____
Person 2 _____	Person 6 _____
Person 3 _____	Person 7 _____
Person 4 _____	Person 8 _____

### IF AT LEAST ONE PERSON IS AGE 65 OR OLDER:

#### 10. Please indicate how likely you would be to do the following within 5 years: **n=102**

	WOULD NOT			WOULD		DON'T KNOW
Rent in senior apartment building	<b>61%</b>	<b>6</b>	<b>4</b>	<b>-</b>	<b>9</b>	<b>20</b>
Move into assisted living	<b>69</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>1</b>	<b>15</b>
Own cottage in retirement community	<b>60</b>	<b>4</b>	<b>3</b>	<b>7</b>	<b>3</b>	<b>22</b>
Obtain reverse mortgage to access equity in current home	<b>75</b>	<b>4</b>	<b>3</b>	<b>-</b>	<b>6</b>	<b>12</b>
Make current home more accessible	<b>53</b>	<b>7</b>	<b>14</b>	<b>5</b>	<b>5</b>	<b>16</b>
Move into or temporarily stay in a skilled nursing home	<b>62</b>	<b>5</b>	<b>9</b>	<b>1</b>	<b>2</b>	<b>21</b>

#### 11. When you retire, will you: **n=112**

- 1) **87%** Stay in the same residence
- 2) **3** Move to a different residence in the same community
- 3) **1** Move elsewhere in the valley: Where? \_\_\_\_\_
- 4) **10** Move out of the region

#### 12. Which of the following best describes your household? **n=671**

- 1) **25%** Adult living alone
- 2) **4** Single parent with child(ren)
- 3) **42** Couple, no child(ren)
- 4) **22** Couple with child(ren)
- 5) **3** Unrelated roommates
- 6) **1** Family members and unrelated roommates
- 7) **5** Immediate and extended family members

#### 13. Do you speak a language other than English at home? **n=670**

- 1) **3%** Yes - Spanish
- 2) **3** Yes - other \_\_\_\_\_
- 3) **95** No

#### 14. How long have you lived in your current residence? How long have you lived in the region? **n=671** **n=580**

	LIVED IN CURRENT RESIDENCE	LIVED IN THE REGION
1) Less than 6 months	<b>8%</b>	<b>2</b>
2) 6 months up to 1 year	<b>6</b>	<b>2</b>
3) 1 to 3 years	<b>21</b>	<b>8</b>
4) 3 to 5 years	<b>17</b>	<b>13</b>
5) 5 to 10 years	<b>17</b>	<b>20</b>
6) 10 years or more	<b>31</b>	<b>55</b>

#### 15. Please rate the following aspects of where you currently live: **n=666**

	POOR		GOOD		EXCELLENT
Condition of home	<b>1%</b>	<b>5</b>	<b>27</b>	<b>28</b>	<b>39</b>
Exterior appearance	<b>1</b>	<b>7</b>	<b>28</b>	<b>26</b>	<b>38</b>
Yard/lot size	<b>7</b>	<b>8</b>	<b>20</b>	<b>23</b>	<b>43</b>
Adequacy of heating	<b>2</b>	<b>7</b>	<b>22</b>	<b>24</b>	<b>46</b>
Safety/security	<b>1</b>	<b>5</b>	<b>21</b>	<b>27</b>	<b>46</b>
Quality of neighborhood	<b>1</b>	<b>3</b>	<b>20</b>	<b>29</b>	<b>47</b>

16. Please indicate how important the following factors were to you when selecting your current place of residence. **n=620**

	NOT AT ALL IMPORTANT		EXTREMELY IMPORTANT	
Proximity to my place of employment	28%	9	22	19
Proximity to places of employment for other members of my household	45	11	20	15
Proximity to services (shopping, transportation, etc.)	20	16	32	10
Proximity to daycare	79	6	8	4
Quality of schools	55	5	11	15
Community amenities (recreation, parks, libraries, etc.)	21	9	30	25
Community character (family oriented, neighborhood appeal, etc.)	21	9	30	25
Proximity to nature/outdoor recreation	21	9	30	25
Other important considerations?				

17. Which choice best describes your satisfaction with your current residence: **n=669**

1) **64%** Very satisfied      3) **7** Somewhat dissatisfied  
2) **29** Somewhat satisfied      4) **1** Very dissatisfied

18. If not satisfied or very dissatisfied with your residence, can you briefly describe why?

19. For you and your household, please rate the importance of the following items in your choice for housing. **n=626**

AMENITIES	NOT AT ALL IMPORTANT		EXTREMELY IMPORTANT	
Energy efficiency	2%	2	15	47
In-unit washer/dryer	6	4	9	60
On-site laundry facilities	27	5	12	38
Garage/covered parking	9	8	15	48
Sunlight	2	2	13	55
Extra storage	3	2	16	42
Office space for business use	30	17	19	19
Workshop space	19	14	24	23
Multiple bathrooms	9	7	15	41
NEIGHBORHOOD/PROPERTY FEATURES				
Private yard/outdoor space	4	3	10	57
Shared common areas	50	17	18	7
Woodburning allowed	24	9	17	32
Woodburning prohibited	67	14	11	5
Garden space	19	12	28	18
Pets allowed	13	3	11	59
Livestock allowed	63	10	9	11
Other features or amenities:	6	2	13	59

20. If you have wanted to buy home (you now rent), or you own and would like to buy a different residence but haven't done so, what reasons have prevented you? (MARK ALL THAT APPLY) **n=540**

1) **43%** I have not wanted to purchase a new or different residence  
2) **38** Cost is more than I am willing to pay  
3) **33** Can not afford to buy – income is too low  
4) **6** Poor credit – can't qualify for a loan  
5) **20** Not enough saved for the down payment  
6) **7** It's cheaper to rent  
7) **15** Lack of housing type choice (e.g. single-family homes)  
8) **8** Housing not available where I want to live  
9) **7** Other \_\_\_\_\_

21. Do you think the work that the Grand County Housing Authority is doing is enough to provide senior and workforce housing? **n=492**

1) **51%** Not enough  
2) **46** About right  
3) **3** Too much

22. Would you support or oppose the following possible ways for producing affordable senior and workforce housing in Grand County? **n=623**

	SUPPORT	OPPOSE	DON'T KNOW
Affordable housing impact fee of			
1) \$2/square foot on all new residential & commercial construction	32%	37	31
2) A requirement that 20% of housing units in all new subdivisions be permanently affordable, the term for which is "Inclusionary zoning"	45	30	25
3) A fee on new commercial buildings but not on residential units	43	32	25
4) A sales tax increase of up to 1 cent (\$0.01)	34	50	16
5) A small property tax increase	15	68	17
6) A lodging/accommodations tax	55	27	18

23. What is your first and second choice for where you would most like to live, assuming that housing would cost the same in each community?

FIRST CHOICE <b>n=635</b>		SECOND CHOICE <b>n=556</b>
01) <b>22%</b>	Fraser	<b>16</b>
02) <b>17</b>	Granby	<b>12</b>
03) <b>19</b>	Grand Lake	<b>13</b>
04) <b>4</b>	Hot Sulphur Springs	<b>10</b>
05) <b>10</b>	Kremmling	<b>4</b>
06) <b>7</b>	Tabernash	<b>8</b>
07) <b>13</b>	Winter Park	<b>18</b>
08) <b>0</b>	Clear Creek County	<b>2</b>
09) <b>2</b>	Summit County	<b>5</b>
10) <b>1</b>	Metro Denver Region	<b>4</b>
11) <b>5</b>	Other: _____	<b>7</b>

24. Would you move to or live in a community other than your first choice if this allowed you to buy a new or different residence? **n=638**

**35%** No      **35** Yes      **30** Uncertain

25. Within the next three years, do you want to: **n=653**

1) **33%** Buy a new or different home  
2) **65** Stay in my current residence (GO TO Q.33)

3) **1** Rent a different residence with: **n=8**  
**24%** 1 bedroom for \$ \_\_\_\_\_ per month  
**25** 2 bedrooms for \$ \_\_\_\_\_ per month  
**51** 3 bedrooms for \$ \_\_\_\_\_ per month  
 With a: **n=1**  
 - seasonal lease (<=6 mo.) **IF YOU ANSWERED**  
**100%** long-term lease (>= 6mo.) **THIS BOXED SECTION**  
 - lease with option to buy **GO TO Q. 33**



**ALL POTENTIAL HOMEBUYERS:****RENTERS WHO WANT TO BUY A HOME & CURRENT HOMEOWNERS WHO WANT TO BUY A DIFFERENT HOME**

26. Why do you want to buy a new or different home? (CHECK ALL THAT APPLY) n=199

- |   |  |
|---|--|
| 01) 7% To be closer to work             | 06 23 To live in a more rural setting      |
| 02) 40 To find a larger home            | 07) 46 For control over your home          |
| 03) 12 To live in a different community | 08 10 To live closer to city/town services |
| 04) 42 For a return on investment       | 09) 14 To find a less expensive home       |
| 05) 7 To find a smaller home            | 10 19 Other: _____                         |

27. How much do you have available for a down payment? (Include the portion of home equity you could spend on a down payment if you were to sell a home you now own.) n=158, avg=\$59,280, med=\$15,000

\$ \_\_\_\_\_

**HELP US DESIGN A HOME THAT MEETS YOUR NEEDS!**

The following questions ask you to choose the type of residence you prefer, taking into account what you can realistically afford. The questions involve three steps: STEP 1: Choose the TYPE of unit which you would prefer. This will be the base from which you design. STEP 2. Choose ADDITIONAL OPTIONS for your home. STEP 3: Choose whether you want a DEED-RESTRICTED home (a unit that would cost less in exchange for having a resale price cap limiting appreciation).

**STEP 1: TYPE**

28. What type of residence would you choose and how many bedrooms would you need? (Please choose ONE of the options below) n=195

CONDOMINIUM - Single Story		TOWN-HOME - Two Story		HOUSE	
2%	1 bedroom - \$100,000	2	1 bedroom - \$150,000	2	1 bedroom - \$200,000
4	2 bedrooms - \$125,000	4	2 bedrooms - \$175,000	15	2 bedrooms - \$225,000
1	3 bedrooms - \$150,000	5	3 bedrooms - \$200,000	43	3 bedrooms - \$250,000
		1	4 bedrooms - \$225,000	21	4 bedrooms - \$275,000

29. One full bathroom is included in the base price for each unit above. How many additional bathrooms would you need?

\_\_\_\_\_ # half bathrooms (sink and toilet) at \$10,000 each n=179, avg=.5, med=1  
 \_\_\_\_\_ # full bathrooms at \$20,000 each n=179, avg=1, med=1

**STEP 2: OPTIONAL AMENITIES AND FEATURES**

30. Which of the following options would you include? Please CONSIDER THE COST AND CHOOSE ONLY THOSE YOU COULD AFFORD. n=199

		Amenity	Cost			Amenity	Cost
01)	27%	Den/office of 100 SF	\$18,000	06)	34	Extra interior storage	\$4,000
02)	24	1-car garage	\$10,000	07)	13	Exterior storage locker	\$2,000
03)	67	2-car garage	\$18,000	08)	67	Private yard	\$5,000
04)	33	Kitchen upgrades	\$15,000	09)	66	Balcony/deck	\$3,000
05)	47	Walk-in closets	\$4,000	10)	38	Green building/energy efficiency	\$10,000

**STEP 3: DEED-RESTRICTION**

31. The unit price listed above is for a deed-restricted unit, which has resale caps limiting appreciation. Would you like to pay extra to have a unit without a deed-restriction? n=183

- 1) 36% Yes add \$100,000 more to my home choice above 2) 64 No (keep the same price as above)

32. Since land is expensive, sites suitable for housing are limited and construction costs are high in the region, it may not be possible to build the home you desire in the community where you most want to live. Trade-offs may be necessary. Please rank the following considerations for your designed home, with 1 being the most important consideration and 4 being the least important. n=189

104% LOCATION - a home in the **COMMUNITY** where you most want to live93 PRICE - a home that is the most affordable option for the minimum size you need; the **BEST VALUE**88 SIZE - **SPACE IS KEY**; you would choose a larger home that might require you to share walls, like a townhome, rather than a smaller house89 TYPE - **DESIGN IS IMPORTANT**; you might chose to live in a community other than your first choice in order to buy a single-family house rather than a condominium**OVER**

**IF NO ADULTS IN YOUR HOUSEHOLD ARE EMPLOYED OR LOOKING FOR WORK, GO TO Q. 41**

33. How many adults 18 or over in your household are employed, including yourself? **n=563, avg=1.5, med=2**

34. Please describe the employment status of each person age 18 and over in your household: **n=950**  
(MARK ALL THAT APPLY)

	ADULT:	(YOU) (IF APPLICABLE)			
		#1	#2	#3	#4
1)	Self-employed	28%			
2)	Employed by others	66			
3)	Unemployed, and looking for work	1			
4)	Not employed, not looking for work	1			
5)	Full-time homemaker	3			
6)	Retired	3			
7)	Full-time student	4			
8)	Other	1			

35. How many jobs do employed adults in your household (persons 18 or over only) work? (Enter the number of jobs you work and the number of combined jobs all other adults work.)

	SUMMER		WINTER	
	Adult #1 (You)	Total for All Other Adults	Adult #1 (You)	Total for All Other Adults
FULL time jobs	=381, vg=1, med=1	=277, vg=1.2, med=1	=356, vg=1, med=1	=260, vg=1.2, med=1
PART time jobs	n=135, avg=1.5, med=1	n=83, avg=1.4, med=1	n=111, avg=1.5, med=1	n=81, avg=1.4, med=1
TOTAL JOBS	=449, vg=1.4, med=1	=324, vg=1.4, med=1	=406, vg=1.3, med=1	=310, vg=1.4, med=1

36. Current job category, if employed: (MARK ALL THAT APPLY)

	YOU		OTHER WORKERS
	n=473	TYPE OF EMPLOYMENT	n=339
01)	4%	Retail clerk	6
02)	9	Restaurant/bar employee	9
03)	8	Health practitioner (physician, nurse, therapist, etc.)	3
04)	5	Teacher, child care provider	7
05)	2	Fireman, police officer, other emergency services	2
06)	12	Municipal, county, federal or state employee	7
07)	7	Guide, instructor, wrangler or other recreation services	7
08)	8	Accountant, bookkeeper, financial advisor, banker, mortgage broker	6
09)	7	Realtor, property manager	5
10)	21	Professional – attorney, architect, engineer, business owner or manager, scientist, etc.	18
11)	11	Construction worker	17
12)	8	Administrative assistant, office clerk, etc.	8
13)	19	Other	22

37. When commuting to work, what is your primary mode of travel? **n=495**

1)	85%	Car (one person)	4)	8	Carpool/vanpool (2+ people)
2)	-	Bus	5)	9	Walk/Bicycle
3)	2	Telecommute			

38. How many miles round trip do you commute? **n=437, avg=23.5, med=12**

39. Where do you and other adults (persons 18 or over only) in your household work? (MARK ALL THAT APPLY)  
Please note the primary location of your job for each season.  
If you work at the same job year-round, please mark BOTH boxes.

	Winter		Work Location	Summer	
	YOU n=471	OTHER WORKERS n=395		YOU n=364	OTHER WORKERS n=323
01)	16%	16	Fraser	14	16
2)	28	23	Granby	27	23
03)	12	12	Grand Lake	12	13
4)	6	4	Hot Sulphur Springs	6	4
05)	9	9	Kremmling	10	10
6)	6	8	Tabernash	9	10
07)	27	28	Winter Park	23	25
8)	-	-	Clear Creek County	-	-
09)	2	2	Summit County	3	3
10)	4	4	Metro Denver Region	4	3
12)	8	9	Other:	10	9

40. Are you looking to leave your current employment within the next three years? **n=489**

72% No

10 Yes – will find other work IN the region

7 Yes – will find other work OUTSIDE of the region

7 Yes – retiring or will otherwise not be searching for other work

4 Yes – other \_\_\_\_\_

**ALL SURVEY PARTICIPANTS:**

*It is very important that we know some details about your household to fully understand your needs. Please remember that this survey is CONFIDENTIAL.*

41. What is your household's current total monthly RENT and/or MORTGAGE PAYMENT?

\$ \_\_\_\_\_ per month **n=458, avg=\$1,182, med=\$1,000**

OR

[ ] Do not pay rent or mortgage [ ] Mortgage paid off

42. What are your monthly homeowner fees?

\$ \_\_\_\_\_ per month **n=161, avg=\$154, med=\$83**

OR [ ] Do not pay HOA fees

43. What is the approximate average monthly cost of household utilities, including gas, electricity, water, trash (not phone or cable TV)?

\$ \_\_\_\_\_ per month **n=585, avg=\$249, med=\$200**

OR [ ] Included in rent

44. What is the combined gross annual income of all adults 18 years or older in your household (before taxes)?

\$ \_\_\_\_\_ **n=553, avg=\$70,548, med=\$60,000**

45. Do you have any additional comments or suggestions?

\_\_\_\_\_  
\_\_\_\_\_

**THANK YOU FOR YOUR PARTICIPATION!**

## APPENDIX C - EMPLOYER SURVEY



## Grand County Housing Needs Assessment

## EMPLOYER SURVEY

The Grand County Housing Authority is sponsoring this study on housing. We need input from employers in the area to determine the extent to which the availability of housing for the workforce may be impacting employers and business operations and how needs may best be addressed. Information on your future business plans will help us better understand the housing-related needs of businesses, non-profit organizations and government agencies. Please respond to the questions below for all business locations of the same type you operate in Grand County. If you operate more than one type of business in the county, please complete a separate survey for each business type. Note that all results are strictly **confidential** and the responses from individual businesses will not be reported.

Your participation in this effort is greatly appreciated. If you have questions regarding this questionnaire, please contact Sarah Brown at RRC Associates, Inc., the independent company assisting the Housing Authority with this survey, at 1-888-449-4772, ext 120 (toll free). Thank you for your help.

1. Name of business \_\_\_\_\_  
 Telephone # \_\_\_\_\_  
 Contact person \_\_\_\_\_  
 Business Location \_\_\_\_\_

2. Type of business: **n=50**

- 01) **6%** Bar/restaurant  
 02) **10** Construction  
 03) **4** Education  
 04) **6** Finance/banking  
 05) **6** Government, transportation, public utilities  
 06) **12** Professional services (legal, medical, technical, etc.)

07) <b>16</b>	Lodging/hotel	<b>How many rooms/units do you manage?</b>
08) <b>8</b>	Real estate/property management	<b>n=11, avg=21.8 rooms or units</b>

- 09) - Commercial and personal services (auto repair, home/appliance repair, day care, salon, dry cleaner, etc.)  
 10) **4** Recreation/entertainment  
 11) **12** Retail sales (grocery, sporting goods, etc.)  
 12) - Manufacturing or wholesale trade  
 13) - Warehouse/storage  
 14) **4** Utilities  
 15) **12** Other: \_\_\_\_\_

3. How many **TOTAL** locations do you have? **n=49, avg=4.2**  
 4. How many locations do you have in Grand County? **n=49, avg=2**  
 5. In what year did you start operations in Grand County?  
**N=49 avg=1981 low=1880 high=2007**  
 6. What is the approximate net square footage of floor area your business occupies (include all Grand County locations)? Please estimate your space as accurately as possible. (If hotel/lodging property, please skip to Q.7)  
**n=40, avg=1527.1**

Net Floor Area square footage is the leaseable area in which the actual retailing, dining, repair, personal service (massage, medical service, etc.) or office activity occurs. Net square footage does not include hallways, bathrooms, walls, garages (except commercial parking lots) or storage areas (not associated with business activity).

## 7. Please indicate approximately how many YEAR ROUND AND SEASONAL workers you employ at your Grand County location(s).

NUMBER OF EMPLOYEES	YEAR-ROUND	WINTER SEASONAL	SUMMER SEASONAL
Full-time (30+ hrs/wk)	<b>n=48, avg=35.4</b>	<b>n=37, avg=49.5</b>	<b>n=38, avg=17.1</b>
Part-time (<30 hrs/wk)	<b>n=42, avg=2.9</b>	<b>n=36, avg=35</b>	<b>n=35, avg=4.8</b>
<b>TOTAL</b>	<b>n=41, avg=41.7</b>	<b>n=33, avg=53.7</b>	<b>n=34, avg=22.9</b>

## 8. How many of your employees speak a language other than English as their primary language?

**n=47, avg=9.3** employees who primarily speak Spanish

**n=43, avg=3.2** employees who primarily speak languages OTHER than Spanish or English

## 9. In the past year, how many positions were you unable to adequately fill?

NUMBER OF POSITIONS	YEAR-ROUND	WINTER SEASONAL	SUMMER SEASONAL
Full-time (30+ hrs/wk)	<b>n=40, avg=2.4</b>	<b>n=29, avg=2.6</b>	<b>n=29, avg=1.8</b>
Part-time (<30 hrs/wk)	<b>n=31, avg=.2</b>	<b>n=28, avg=1.3</b>	<b>n=26, avg=.4</b>
<b>TOTAL</b>	<b>n=36, avg=2.4</b>	<b>n=29, avg=1.2</b>	<b>n=28, avg=1.8</b>

## 10. What were the primary factors contributing to unfilled jobs?

A lack of applicants: **n=31, avg=8.4** positions  
 Applicants were not qualified: **n=29, avg=11.5** positions  
 The job(s) just became available: **n=26, avg=11** positions  
 Other: **n=22, avg=.6** positions

11. How does the number of employees you have today compare to the number of employees you had 5 years ago? **n=49**

- 1) **47%** More employees today than 5 years ago  
 2) **22** Fewer employees today than 5 years ago  
 3) **16** No change (GO TO Q. 12)  
 4) **14** N/A – not in business 5 years

## 12. If you have more employees today, please choose the ONE main reason why you have more employees:

- 1) **10%** Increased the size of space in which you do business  
 2) **10** Increased the number of locations for your business  
 3) - More employees in the same space – expanded hours  
 4) **30** More employees in the same space – more demanding clientele  
 5) **50** Other: \_\_\_\_\_

13. During the next five years, do you plan to: **n=49**
- 1) **53%** Increase your number of employees: How many? \_\_\_\_\_ #
  - 2) **-** Reduce your number of employees: How many? \_\_\_\_\_ #
  - 3) **39** Stay about the same
  - 4) **8** Don't know

14. How many of your employees will be retiring:

In the next year? **n=44, avg=.4**

In the next 5 years? **n=43, avg=1.5**

15. How many people, in your estimation, were not hired or left your employment last year because they:

Lacked housing: **n=38, avg=5.8** persons

Lacked transportation: **n=36, avg=1.9** persons

Lacked day care: **n=38, avg=.9** persons

Found cost of living in

Grand County was too high: **n=35, avg=3.5** persons

16. Do you feel that the availability of affordable housing for the workforce in Grand County is: **n=50**

- 1) **10%** Not a problem
- 2) **8** One of the region's lesser problems
- 3) **26** A moderate problem
- 4) **44** One of the more serious problems
- 5) **12** The most critical problem in the region

17. How has the ability to recruit and retain qualified employees changed for your business over the past three years? **n=49**

- 1) **6%** Improved/gotten easier
- 2) **27** Stayed about the same
- 3) **49** Declined/gotten harder
- 4) **18** Don't know/not applicable

18. Which segment of the workforce should be the priority for affordable housing? **n=48**

- 1) **52%** Year-round employees
- 2) **13** Seasonal employees
- 3) **35** Both are equal

19. Do you think any of the alternative types of housing should be built in Grand County?

	YES	NO	DON'T KNOW
1) Dormitories for seasonal workers near town center <b>n=46</b>	20	46	35
2) Accessory dwellings to single-family homes <b>n=46</b>	15	48	37
3) Group homes (single-family homes with 4-8 bedrooms) <b>n=46</b>	13	50	37
4) Co-housing (private units with shared common areas, including group kitchen <b>n=46</b>	11	52	37
5) Subsidized housing – ownership <b>n=46</b>	35	37	28
6) Subsidized housing – rentals <b>n=48</b>	40	33	27
7) Assisted living (elderly/disabled) <b>n=47</b>	30	40	30
8) Nursing homes <b>n=47</b>	21	40	38
9) Senior apartments <b>n=17</b>	65	-	35

20. Do you assist with housing for any of your employees? **n=48**

- 1) **71%** No (**GO TO Q. 22**)
- 2) **29** Yes—For how many employees? **n=14, avg=48.5**  
How many total units? **n=14, avg=20.1**

21. Please indicate which of the following methods you currently use to assist your employees with housing, as well as which methods you would be willing to use in the future.

	CURRENTLY USE <b>n=14</b>	WOULD USE IN THE FUTURE <b>n=15</b>	
	YES	YES	DON'T KNOW
a. Master leasing rental units	21%	18	82
b. Security deposits	29	27	73
c. Rent subsidies	29	18	82
d. Down payment loans/grants	-	-	-
e. Mortgage guarantees	-	-	-
f. Mortgage subsidies	-	13	87
g. Building housing on site	14	20	80
h. Building housing off site	14	8	92
i. Purchase existing housing	7	14	86
j. Public Private Partnership	7	14	86

22. Do you think the work that the Grand County Housing Authority is doing is enough to provide senior and workforce housing? **n=42**

- 1) **62%** Not enough
- 2) **33** About right
- 3) **5** Too much

23. Would you support or oppose the following possible ways for producing affordable senior and workforce housing in Grand County? **n=48**

	SUPPORT	OPPOSE	DON'T KNOW
Affordable housing impact fee of			
1) \$2/square foot on all new residential & commercial construction	21%	52	27
2) A requirement that 20% of housing units in all new subdivisions be permanently affordable, the term for which is "Inclusionary zoning"	22	41	37
3) A fee on new commercial buildings but not on residential units	17	52	31
4) A sales tax increase of up to 1 cent (\$0.01)	32	47	21
5) A small property tax increase	13	62	26
6) A lodging/accommodations tax	35	38	27

Do you have any additional comments about housing issues?

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**THANK YOU FOR YOUR PARTICIPATION!**

**PLEASE FAX YOUR SURVEY TO:**  
**RRC ASSOCIATES, INC. 303-449-6587**  
**OR**

**RETURN IT IN THE PRE-PAID SELF ADDRESSED ENVELOPE**

## APPENDIX D - SURVEY COMMENTS



## Employer Survey Comments

### Additional Comments

- ♦ We already contribute .25% of all real estate sales at Grand Elk to the town and have contributed 8 acres to affordable housing as well as other contributions with other projects.
- ♦ Affordable housing needs should be a primary consideration of the business owners in regards to supplying this need or offsetting the cost for the employees. I think if the whole community accepts responsibility for affordable housing then it should be a combination of sources versus "sticking" it to one type, i.e. only construction or only developers or only commercial buildings.
- ♦ Provide housing and have for over 30 years.
- ♦ There has been a lot of work on housing but little on the transportation to use it. The two must be worked on together.
- ♦ No
- ♦ I don't know enough about senior housing to give knowledgeable answers and the q's about current needed positions of employees are not relevant as we just slipped into a 3 month slow season.
- ♦ It is a problem, its great we have other valleys to learn from, tacking on a fee for new residential houseing should be spread out for over lodging and commercial projects as well if not just taxed from existing dwellings and revenue. The entire valley needs to be involved in affordable houseing projects.
- ♦ Availability of more deed restricted properties to allow purchase of a home by more locals.
- ♦ I am not in the position to determine what the organization would or would not do to assist in the housing problem. The largest percentage of our employees reside in Grand County and bringing new employees has been a challenge because of the cost of living and lack of affordable housing. JCB
- ♦ Grand County is horrible for renting. No one takes dogs and everyone has one,. These 'condos' that mainstream people can afford are shitholes that were built for weekend getaways and are not kept up to standard. Why not build a real apartment community like the kind you can get in Denver for \$800 and you get a porch, washer/dryer and a GARAGE!!!! It is sad that my husband and I make \$100,000 a year and cannot afford to buy anything decent or rent anything other than a shithole for \$1,200 a month so we can be live in Winter Park.

## Household Survey

### Question 1 - Do you live in or nearest to: (other)

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- ♦ Parshall
- ♦ Parshall
- ♦ Parshall
- ♦ Parshall

### Question 4 - Other type of residence

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- ♦ Bed and Breakfast
- ♦ Lodge
- ♦ Modular
- ♦ Motorhome in RV park
- ♦ Ranch
- ♦ Senior housing condo
- ♦ Travel trailer on rented property

### Question 11 - Other valley location for retirement

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### Question 13 - Language other than English

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- ♦ Czech
- ♦ French
- ♦ French
- ♦ German
- ♦ German
- ♦ German
- ♦ German
- ♦ Indonesian
- ♦ Polish
- ♦ Polish

### Question 16 - Important factors in selecting current residence (other)

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- ♦ Ability to afford rent
- ♦ Acreage
- ♦ Adjacent to open space, pets can play in yard, neighbors can't see into windows
- ♦ Affordability
- ♦ Affordability
- ♦ Affordability of housing
- ♦ Affordable
- ♦ Affordable, available lot
- ♦ Allow pets
- ♦ Allows horses
- ♦ Away from people
- ♦ Beautiful yard, price of lot
- ♦ Bus transportation
- ♦ Clean area
- ♦ Close to school for resale
- ♦ Close to Pole Creek Golf Club, quite and safe, close to Hwy 40

- ♦ Community, growth
- ♦ Cost
- ♦ Cost
- ♦ Cost
- ♦ Cost
- ♦ Cost
- ♦ Cost
- ♦ Cost
- ♦ Cost
- ♦ Cost of land
- ♦ Cost of rent
- ♦ Cost of rent
- ♦ Cost, it was affordable
- ♦ Deal on land
- ♦ Dog friendly
- ♦ Family
- ♦ Family nearby
- ♦ Fire safety
- ♦ Free run for pets
- ♦ Free storage on site
- ♦ Garage, view
- ♦ Garden
- ♦ Good place to earn living
- ♦ Insulation against noise
- ♦ Investment value
- ♦ It was all we could afford
- ♦ Lake view
- ♦ Large acreage
- ♦ Lot size
- ♦ Lot size, privacy
- ♦ Low taxes, small government
- ♦ Lower rent
- ♦ Money, affordability
- ♦ Moved in with sister
- ♦ Nature of development
- ♦ Near family
- ♦ Near grandchildren
- ♦ Near relatives
- ♦ Neat place to live
- ♦ No other choice
- ♦ Noise level, train
- ♦ On city water and electric
- ♦ Only place we could afford 40 years ago
- ♦ Outside town limits - livestock
- ♦ Parking in winter
- ♦ Pet friendly
- ♦ Price
- ♦ Price
- ♦ Price

- ♦ Price
- ♦ Price
- ♦ Price
- ♦ Price
- ♦ Price
- ♦ Price
- ♦ Price
- ♦ Price
- ♦ Price
- ♦ Price for rent
- ♦ Price range
- ♦ Price range, lot size
- ♦ Prices
- ♦ Privacy
- ♦ Privacy
- ♦ Privacy
- ♦ Proximity of creek
- ♦ Proximity to dog friendly trails
- ♦ Quality of environment
- ♦ Quality of home
- ♦ Quiet
- ♦ Quiet
- ♦ Quiet, no construction
- ♦ Rec center
- ♦ Rent
- ♦ Road care
- ♦ Rural, space
- ♦ Safety
- ♦ Seasons
- ♦ Seclusion
- ♦ Sewer, public water, gas line
- ♦ Shuttle bus, library
- ♦ Ski area
- ♦ Skiing
- ♦ Skiing and golf
- ♦ Stable local economy
- ♦ Summer climate
- ♦ There is nothing affordable accepting pets right now
- ♦ Things for my child to do
- ♦ Tranquility
- ♦ Utilities, internet availability
- ♦ Value
- ♦ View
- ♦ View
- ♦ Winter Park comp center
- ♦ Winter Park ski area
- ♦ Winter road maintenance
- ♦ Wooded
- ♦ Young families

**Question 18 - Comments on dissatisfaction with residence**

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- ♦ Age of home, many repairs needed
- ♦ Amount of dead trees in yard
- ♦ Apartment management is horrible
- ♦ As my children get older, I'm not sure MPMS and MPHS are math/science university prep enough
- ♦ Change in property manager
- ♦ Colorado Regional Construction sucks
- ♦ Cost
- ♦ Deed restricted
- ♦ Difficult to find people to help with outdoor chores
- ♦ Distance to town
- ♦ Economy, lack of year round residents, daycare and schooling options, number of bars vs community activities, too many bars
  
- ♦ Fits my needs
- ♦ High heat bills
- ♦ Home still needs a lot of work, noise from train and highway
- ♦ Homes too close together
- ♦ I do not have constant electricity or heat
- ♦ I don't want to rent, I want to buy it, but can't afford it
- ♦ I paid too much for what I bought
- ♦ I would like to own not rent
- ♦ Increase in noise and traffic
- ♦ It is a mobile home that is not mobile, with an addition. Value does not increase.
- ♦ It's a gross 1960's trailer, let's be honest
- ♦ Junk yard next door in Granby
- ♦ Landlord is very inflexible
- ♦ Landlord needs improvement
- ♦ Landlords looking to make "pretty" in preparation to sell property to make profit
- ♦ Lawsuit with county over road crossing property
- ♦ Limited services, expensive county
- ♦ Live in trailer court with 90% Mexicans
- ♦ Local commerce is very poor, there is not anywhere to buy everyday conveniences. We need outside competition.
  
- ♦ Location
- ♦ Loss of rural character, traffic and noise
- ♦ Lot rent to high, no pavement, neighborhood trash, fast traffic
- ♦ Loud upstairs renters
- ♦ Management
- ♦ Management
- ♦ Management
- ♦ Management company is not very good
- ♦ Mold in bedroom, cold, no yard, just a cliff
- ♦ Mold problem, can't afford heating
- ♦ Need home with garage for expanding family in future
- ♦ Need public transportation and better access to complete health facilities and doctors
- ♦ Neighborhood sucks
- ♦ Neighbors are noisy
- ♦ New home, great neighborhood

- ♦ No extra storage
- ♦ No washer and dryer in the apartment
- ♦ No yard, thin walls
- ♦ Not enough land
- ♦ Not good yards, to many kids and people
- ♦ Old and run down
- ♦ Our management company, Alkgiant, does not take care of our property and we pay high HOA's
- ♦ Our part time neighbors act like city people
- ♦ Paying HOA fees, parking, neighbors, busy streets
- ♦ Peaceful area, close to nature
- ♦ Planning family, need larger single family home with garage
- ♦ Plumbing, water
- ♦ Ready to move and upgrade living conditions
- ♦ Rent is expensive
- ♦ Rent too high for small rundown residence
- ♦ Shoddy new construction nearby
- ♦ Small home
- ♦ Small, no yard
- ♦ The house is old and needs lots of repair
- ♦ Too many "spec" houses, overbuilding, creeping in on urban attitudes
- ♦ Too much construction
- ♦ Too much construction, too many second homes
- ♦ Too small
- ♦ Too small
- ♦ Too small for my family
- ♦ Too small, no yard
- ♦ Too small, too close to neighbors
- ♦ Trailer court
- ♦ Upkeep extremely high
- ♦ Very old, needs remodeling
- ♦ Want something bigger
- ♦ Want to own a house but cannot afford
- ♦ We still rent
- ♦ We're not in a neighborhood, houses and other kids are too far away from each other to play
- ♦ We're paying what should be rent on a house or apartment but live on rented land in a travel trailer
- ♦ We've been caretaking for 3 years and we now want a home of our own
- ♦ Would like a larger home, at least a playroom
- ♦ Would like better window to decrease electric bill
- ♦ Would like horse property
- ♦ Would like more yard
- ♦ Would like to be able to afford own home in Winter Park or Fraser
- ♦ Would like to own my own home, this one is too small for us
- ♦ Would prefer single family home

**Question 19 - Important items in choice for housing (other)**

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- ♦ A nice view
- ♦ Accessibility from main road
- ♦ Affordability
- ♦ Affordable

- ♦ Affordable
- ♦ ATV, motorcycles, horses
- ♦ Away from shuttle route
- ♦ Close to everything
- ♦ Computer hook up, pool, exercise room
- ♦ Covenants
- ♦ Dead end road
- ♦ Dishwasher
- ♦ Easy access to highway
- ♦ Easy snow removal
- ♦ Garages
- ♦ High speed internet
- ♦ HOA reductions, the more the better
- ♦ Hot tub
- ♦ Low HOA
- ♦ Neighborhood quality
- ♦ No children
- ♦ On site management
- ♦ Pool, tennis court, hot tub
- ♦ Quiet
- ♦ Quiet
- ♦ Security
- ♦ Single family
- ♦ Single floor, no steps
- ♦ Uncrowded neighborhood
- ♦ View
- ♦ Water on property
- ♦ We built it

**Question 20 - Why you haven't bought a home (other)**

---

- ♦ Affordable housing where we want to live
- ♦ Bills included currently
- ♦ Building new home in 2008
- ♦ Building within Granby ranch
- ♦ Can not afford to buy, too expensive and we make good money. We are firefighters and we have to live in our district, which we can't afford.
- ♦ Cannot sell current residence for value to purchase another
- ♦ Can't get loan on mobile home without foundation
- ♦ Can't sell
- ♦ Cost of living increasing pay is not. Can't really buy what we want or need because we can't afford \$300,000-400,000 homes like most working class full time locals who live here.
- ♦ Cost of living versus competing with second home owners is outrageous
- ♦ Have not found the right house/lot yet
- ♦ Homes are too expensive and we can't afford our own at this point
- ♦ Housing is not affordable for a single person in Grand County and I have a decent income
- ♦ In between houses, sold and now building
- ♦ In the process of building
- ♦ Inflated, discriminatory market value does not promote any values
- ♦ Property is overtaxed for every little improvement made. Grand County is crazy expensive.

- ♦ Too damn expensive
- ♦ Waiting to build equity so can buy into a house
- ♦ Want 3 bedrooms, 2 baths, 2 car garage, at least a half acre, within 15 min. of WP
- ♦ Way too high in Colorado, absolutely ridiculous
- ♦ We're building

**Question 23 - Other community you might choose**

---

- ♦ Another state
- ♦ Arizona
- ♦ Away from towns
- ♦ Big Horn Park
- ♦ Bond, Radium
- ♦ Canon City
- ♦ Durango
- ♦ Fort Collins area
- ♦ Front Range
- ♦ Fruita
- ♦ Grand Junction
- ♦ Jackson, WY
- ♦ Lower elevation
- ♦ Middle of nowhere
- ♦ More land
- ♦ Near family, out of county
- ♦ North Park
- ♦ Out of state
- ♦ Parshall
- ♦ Parshall
- ♦ Parshall
- ♦ Parshall
- ♦ Parshall
- ♦ Rand/Gould
- ♦ Retirement village
- ♦ Rural
- ♦ Rural area
- ♦ Rural Front Range
- ♦ South Park
- ♦ Southwest
- ♦ Steamboat/Routt
- ♦ Taabernash
- ♦ Telluride
- ♦ Unincorporated Grand
- ♦ Warmer climate
- ♦ Wyoming
- ♦ Wyoming

**Question 26 - Why do you want to buy a home? (other)**

---

- ♦ Bigger home with garage as we want to start a family
- ♦ Green construction, energy reduction
- ♦ I own my land, I would like to upgrade



- ♦ Just ready for something different
- ♦ Live within Granby Ranch
- ♦ Own my own home
- ♦ Probably won't happen, because of the prices of homes people are selling are insane
- ♦ Retire and move west
- ♦ Single family home with more privacy
- ♦ To get away from the Grand County government/forest circus
- ♦ To have a yard

Question 36 - Other job category	Count
♦ Property caretaker	
♦ Computer repair	10
♦ Insurance sales	10
♦ Resale store owner	10
♦ Gravel pit	11
♦ Snow plower	6
♦ Dump truck driver	11
♦ Bus driver	6
♦ Logging	
♦ Resort camp	7
♦ Marina owner, store owner, trailer court owner	7
♦ Miner, rancher	
♦ Trade mechanic	
♦ Housekeeper	
♦ Hairdresser	
♦ Maintenance supervisor	
♦ Maid	
♦ Route sales	
♦ Sales	
♦ Alternative energy installer	
♦ Housekeeper	
♦ House, pet sitter	
♦ Self employed	
♦ Appliance repair	
♦ Miner	
♦ Cleaning	
♦ University professor	
♦ Pet care	
♦ Railroad	
♦ Housekeeper	
♦ Delivery	
♦ Railroad	
♦ Vet assistant	
♦ Special events coordinator	
♦ Self employed	
♦ Cook at elementary school	
♦ Snow removal	
♦ Self employed property managers	
♦ Electrician	

- ♦ Janitor
- ♦ IT technician
- ♦ Graphic designer
- ♦ Landscape maintenance supervisor
- ♦ Housekeeping
- ♦ Maintenance company
- ♦ Sewing, tailoring
- ♦ Custodian
- ♦ PR consultant
- ♦ Retail services
- ♦ Truck driver
- ♦ Drive Parshall to Denver for work
- ♦ Rancher
- ♦ Maintenance mechanic at Henderson Mill
- ♦ Housekeeping
- ♦ Manufacturing
- ♦ Painting contractor
- ♦ GCCA
- ♦ Housekeeping
- ♦ HR supervisor
- ♦ Clean condos
- ♦ Mechanic
- ♦ Logger
- ♦ Caterer
- ♦ Housekeeper for private homes
- ♦ Travel agent
- ♦ Musician
- ♦ Assistant chef
- ♦ Building maintenance
- ♦ Clerk
- ♦ Sales
- ♦ Warehouse
- ♦ Delivery
- ♦ Henderson Mill
- ♦ Project adm/interior design construction
- ♦ Ranch assistant
- ♦ Mudlogger (oilwell)
- ♦ Contractor
- ♦ Computer
- ♦ Wastewater treatment
- ♦ Flight attendant
- ♦ Golf course
- ♦ Retail distributor
- ♦ Marketing/graphic design
- ♦ Technical
- ♦ HVAC
- ♦ Management consultant
- ♦ Publishing/writing
- ♦ Fitness consultant

♦ Flight attendant	
♦ Slope management	
♦ Travel agent	
♦ Hospitality manager	10
♦ Designer	10
♦ Equipment operator	11
♦ Driver	

#### Question 39 - Other work location

---

- ♦ All over Grand County
- ♦ Bond
- ♦ Dallas TX
- ♦ Drive Parshall to Denver for work
- ♦ Eagle
- ♦ Granby Ranch
- ♦ Grand County
- ♦ Gypsum
- ♦ Henderson Mill
- ♦ Henderson Mill by Parshall
- ♦ Hendeson Mill/Parshall
- ♦ Highlands
- ♦ In home
- ♦ Internet base business
- ♦ Iowa
- ♦ North Carolina
- ♦ North Dakota
- ♦ North Park
- ♦ Parshall
- ♦ Parshall
- ♦ Parshall
- ♦ Parshall
- ♦ Route, Eagle county
- ♦ Spring Creek
- ♦ Steamboat
- ♦ Travel
- ♦ Travel via DIA
- ♦ Vail
- ♦ Vail area
- ♦ Vail, Steamboat

#### Question 40 - Other plans to leave employment

---

- ♦ Career change
- ♦ Depends on how I'm feeling once I'm 70
- ♦ Intend to relocate to a more realistic place to raise my kids and work
- ♦ Self employment becomes full time

**Question 45 - Additional comments or suggestions**

---

- ♦ "Affordable housing" is not affordable
- ♦ 250,000+ is NOT affordable housing for people making a normal average income
- ♦ Address the beetle kill problem
- ♦ Affordable housing
- ♦ Affordable housing and land that the workforce can buy and build the "American Dream"
- ♦ Affordable housing is not \$400,000-plus
- ♦ Affordable housing less than \$250,000 for families is a huge need in the valley
- ♦ Affordable housing must be nice looking, efficient, and preferably not on the railroad tracks
- ♦ Affordable housing under \$200,000
- ♦ All the "corporate" houses in this county need to be paying in on local costs - property taxes, schools, etc.
  
- ♦ Better management companies for the county because most people are not full time residents
- ♦ Build it yourself
- ♦ Building affordable housing should be made attractive through tax breaks and/or subsidies based on sales tax
  
- ♦ Cheaper rent for local residents would be nice
- ♦ Commissioners/county government need to be more engaged and committed to housing needs or they need to move on
  
- ♦ Cost of managing pine beetle makes our home unaffordable
- ♦ Could seniors have a break on utilities
- ♦ Developers should pay a tax to support low income housing since they profit the most
- ♦ Don't send this again
- ♦ Ease restrictions on modular housing in terms of financing and down payment assistance. These are truly affordable.
  
- ♦ Elect new politicians and fire the county manager. Vote in people that care about smart growth and the current residents.
  
- ♦ Explore new technology housing choices
- ♦ Four bedroom house in Grand County would not be \$275,000, it would be much more
- ♦ Get rid of real estate salesmen. They drive up housing prices.
- ♦ Good job
- ♦ Good luck, it's not enough, we're leaving
- ♦ Granby desperately needs good restaurants. This would be a tremendous benefit to people of all ages.
  
- ♦ Grand County Housing Authority continues to fail
- ♦ Hard working people should be able to afford to buy a house, but its just not possible in this area
- ♦ Help from parents
- ♦ Help people understand choices and personal responsibility. I want to live on a vast ranch, I can't afford it, I don't expect the community to buy me one.
- ♦ HOA fees add thousands to the cost of buying a multi-family home
- ♦ HOA fees are too high at Miller's Inn Condos
- ♦ Hooray for at least making an effort to understand what you need to do to accomplish affordable housing in Grand County. Also, is there any way you can tax the 2nd homeowners/developers without taxing the rest of us?
  
- ♦ Housing costs are way too expensive for the amount of pay, blame the realtors
- ♦ I am for government, local, county, state, federal, to stay out of affordable housing. The market place will take care of that. Planning should not put hard restrictions on new employment businesses. Housing will tem be affordable but unfortunately, the story is not in my back yard.

- ♦ I am not really interested in deed restricted property. Not really interested in resale caps limiting appreciation. What's the point?
- ♦ I do not support helping with homes for people
- ♦ I find it amazing how many people live in the "affordable" housing only to move on to bigger and much more expensive homes. Their use is not properly serving the people who really can't afford a home.
- ♦ I have 2 college degrees and work very hard, but because my money does not look good on paper, I can not afford the housing I want. Second homeowners are driving the prices too high for people who live here!
- ♦ I heard that someone named Neuman is at Fox Run and building a house in Legacy Park Ranch. Seems like this defeats the rules for affordable housing.
- ♦ I inherited my residence when my father died (5/27/07) so have not owned it for long but have resided here almost all of my life
- ♦ I plan on moving to central New Mexico, tired of prices, tourists, and traffic jams
- ♦ I support a lower affordable housing impact fee on residential and commercial construction
- ♦ I think it's scary that we can make \$93,000 and still find it unaffordable to purchase a home
- ♦ I think that having affordable housing in each new development is important to keep Fraser and Winter Park running. This way employees are close to work.
- ♦ I think there is a need for affordable housing for "good" workers who have contributed to the community through their character and work ethic. Unfortunately this area has not attracted enough good workers. Possibly the reason is lack of affordable housing but I don't believe taxing the people who have worked hard all of their lives to "afford" the housing available is the answer.
- ♦ I would love to rent a home however can't afford it. Rents are high so you can't save for a down payment on you own home plus deposits on rentals are ridiculous, most are 3 month up front.
- ♦ If things i.e. rent don't change there will not be anyone that can afford to live here and serve the rich and the tourists
- ♦ Involve private developers and be open to different models. Town of WP has turned down lots of help b/c they want only single fam in town solutions.
- ♦ Ironical that this survey was sourced out of the county
- ♦ It is difficult for a single person to make ends meet here in Grand County
- ♦ It is too bad that someone making over \$60,000 a year cannot afford a new house. I think the word is raped by the construction industry.
- ♦ Kremmling is a good place to live
- ♦ Leave affordable housing to the private sector
- ♦ Let the county grow. We need a Target or a Costco. It is too easy to shop in Denver to save money. We need more competition, better shops. It cost too much to live here for what you get. The view is great, the politics are horrible.
- ♦ Linda has been very helpful securing my current residence
- ♦ Local wages are not keeping pace with increasing taxes and cost of living. Help.
- ♦ Lower taxes and houses
- ♦ Middle Park needs bus services!
- ♦ More affordable housing for families
- ♦ More help for first time buyers
- ♦ More should be done for the poor in Kremmling. I'm not one of them, but I see the hardships everywhere.
- ♦ My concern is overdeveloping this area and killing the rental market. Also, some new developments do not fit in with this area or lifestyle.
- ♦ Need for public transportation is greater than that of housing assistance
- ♦ Need more affordable housing for primary residences

- ♦ Need public transportation and complete health care access so that one doesn't have to travel miles to see specialists in health care. It's very difficult and costly.
- ♦ Need to have an ordinance for property owners to bring down beetle kill trees that may cause problems for other property owners!
- ♦ Nice, affordable housing in easy access locations
- ♦ Not enough high paying jobs for housing prices
- ♦ Please be more considerate in your questions of the "rural" and out of town areas
- ♦ Please make more affordable housing. It will improve the community.
- ♦ Possibly more programs for first time home buyers, down payment assistance, loans for non-deed restricted assisted housing homes
- ♦ Put washers and dryers in all units at Fox Run Apartments
- ♦ Questions 41-44 are not necessary to understand the needs for low income housing
- ♦ Rising prices are not advantageous to locals wanting to stay in Grand Lake
- ♦ So many surveys with little or no action
- ♦ Some of these questions don't exactly fit my situation
- ♦ Take in account that the number of retirees is going to astronomically increase in the next 5-10 years
- ♦ Thank you and I hope to see more homes very soon!
- ♦ The people that work in this county should be able to afford to live here but the builders/developers don't make that possible without multiple jobs
- ♦ The prices on question 30 are unreasonable, obviously you didn't do any kind of research, go back to college
  
- ♦ The reason we would move out of country is related to schools. Grand County needs affordable housing for committed residents (families) and good secondary education to attract and keep modern workers (telecommuters, web-based, etc.)
  
- ♦ The Rural Health Network estimates that the 65+ age population will increase 88% over the next 10 years. Will we be ready to provide services and housing?
- ♦ The whole region is too expensive for rent. Jobs aren't that good. I was lucky to find a cheap mobile home to fix up in the area of Grand Lake.
- ♦ This appears more like a realtor sales pitch?
- ♦ This area is growing so much with part time residents with money that full time locals are no longer able to afford to live here. It is sad that those who love it here, who have service jobs here, can't survive and must give it up to those who are second homeowners who live here 2-3 months a year. Pretty soon it will be another Vail where people live so far away because that's the only thing available/affordable. The young working population is going to die.
  
- ♦ This community is taxed to death
- ♦ This county is getting too damn expensive for people that are retired. I'm going south where there is no f...ing snow.
  
- ♦ This survey pertains more to newer residents, not ones who have lived here over 40 years
- ♦ Unable to establish credit since filing for bankruptcy in 1996
- ♦ Very little choice for single-family homes for year-round/permanent residents that are less than 20 years old and under \$300K - i.e., it's hard to get a new home as a local and to start a family without huge debt
  
- ♦ We desperately need LOCAL worker housing or the merchants need to raise wages (i.e. Pizza Hut only pays \$7 an hour)
  
- ♦ We feel that if we hadn't built a house 12 years ago, we could not afford to live here now. We feel lucky.
  
- ♦ We need affordable housing within WP or Fraser on short-term leases, in addition to making affordable housing to buy
  
- ♦ We need dollar stores and bus or train as a way to get to other places. More doctors and nurses so don't have to leave area to see a doctor. We need up to date hospital and equipment.

- ♦ We need homes that working people can afford, people who actually live here
  - ♦ We pay enough taxes
  - ♦ We should encourage a couple of senior co-housing developments
  - ♦ We strongly support green building for all building in Grand County
  - ♦ We worked hard to be able to afford to live here so we feel others deserve help but not handouts. The "entitlement mentality" is getting out of hand. Some of your suggestions for resolution are just more hand outs.
- 
- ♦ We would consider staying here if we could find affordable housing
  - ♦ Why can't a small non deed restricted house cost less than \$300,000? What about a modular? Can it be a smaller house? We just need a yard but these prices are outrageous.
  - ♦ Will not purchase deed restricted property
  - ♦ Work depends on season to season
  - ♦ Workforce and seasonal rental housing is critically important
  - ♦ You don't need and shouldn't ask personal questions such as above
  - ♦ You guys don't have a clue

## APPENDIX E - DATA TABLES



**Table 1. Building Permits, 2000 - 2006**

<b>2006</b>	Single-family	Multi Family	Total Units	% of Total
Unincorporated	228	15	243	30.0%
Fraser	66	14	80	9.9%
Grand Lake	10	0	10	1.2%
Granby	56	56	112	13.8%
Kremmling	1	0	1	0.1%
Hot Sulphur Springs	10	0	10	1.2%
Winter Park	18	335	353	43.6%
<b>TOTAL</b>	<b>389</b>	<b>420</b>	<b>809</b>	<b>100.0%</b>
<b>2005</b>				
Unincorporated	250	97	347	58.5%
Fraser	53	0	53	8.9%
Grand Lake	28	0	28	4.7%
Granby	78	1	79	13.3%
Kremmling	1	0	1	0.2%
Hot Sulphur Springs	12	0	12	2.0%
Winter Park	24	49	73	12.3%
<b>TOTAL</b>	<b>446</b>	<b>147</b>	<b>593</b>	<b>100.0%</b>
<b>2004</b>				
Unincorporated	304	4	308	67.4%
Fraser	38	0	38	8.3%
Grand Lake	13	12	25	5.5%
Granby	18	3	21	4.6%
Kremmling	3	0	3	0.7%
Hot Sulphur Springs	10	0	10	2.2%
Winter Park	9	43	52	11.4%
<b>TOTAL</b>	<b>395</b>	<b>62</b>	<b>457</b>	<b>100.0%</b>
<b>2003</b>				
Unincorporated	269	27	296	75.3%
Fraser	26	0	26	6.6%
Grand Lake	4	0	4	1.0%
Granby	29	0	29	7.4%
Kremmling	4	0	4	1.0%
Hot Sulphur Springs	11	0	11	2.8%
Winter Park	9	14	23	5.9%
<b>TOTAL</b>	<b>352</b>	<b>41</b>	<b>393</b>	<b>100.0%</b>
<b>2002</b>				
Unincorporated	255	6	261	75.9%
Fraser	18	0	18	5.2%
Grand Lake	5	7	12	3.5%
Granby	18	0	18	5.2%

Kremmling	5	0	5	1.5%
Hot Sulphur Springs	7	0	7	2.0%
Winter Park	19	4	23	6.7%
<b>TOTAL</b>	<b>327</b>	<b>17</b>	<b>344</b>	<b>100.0%</b>

**2001**

Unincorporated	242	94	336	68.4%
Fraser	5	72	77	15.7%
Grand Lake	21	0	21	4.3%
Granby	17	0	17	3.5%
Kremmling	4	0	4	0.8%
Hot Sulphur Springs	6	0	6	1.2%
Winter Park	6	24	30	6.1%
<b>TOTAL</b>	<b>301</b>	<b>190</b>	<b>491</b>	<b>100.0%</b>

**2000**

Unincorporated	228	102	330	56.4%
Fraser	8	18	26	4.4%
Grand Lake	7	5	12	2.1%
Granby	24	20	63	10.8%
Kremmling	4	4	11	1.9%
Hot Sulphur Springs	3	0	10	1.7%
Winter Park	14	105	133	22.7%
<b>TOTAL</b>	<b>288</b>	<b>254</b>	<b>585</b>	<b>100.0%</b>

Source: Grand County

Table 2. Detailed Ratings of Condition by Own/Rent

	<b>Overall</b>	<b>Owners</b>	<b>Renters</b>
<b>Condition of the home</b>			
1 - Poor	0.8	0.8	1.0
2	5.2	2.7	11.8
3 - Good	27.2	21.9	40.9
4	27.7	28.9	24.7
5 - Excellent	39.1	45.7	21.5
	100%	100%	100%
<b>Exterior appearance</b>			
1 - Poor	1.3	0.8	2.8
2	7.5	4.4	15.9
3 - Good	27.6	24.7	34.9
4	26.1	26.5	24.6
5 - Excellent	37.6	43.6	21.8
	100%	100%	100%
<b>Yard/lot size</b>			
1 - Poor	6.5	2.0	19.1
2	8.3	6.7	12.4
3 - Good	20.1	18.5	25.0
4	22.5	24.6	17.0
5 - Excellent	42.5	48.3	26.4
	100%	100%	100%

<b>Adequacy of heating</b>			
1 - Poor	2.3	1.3	5.0
2	6.6	3.2	16.2
3 - Good	21.6	18.7	29.1
4	23.9	25.8	19.1
5 - Excellent	45.6	51.1	30.5
	100%	100%	100%
<b>Safety/security</b>			
1 - Poor	0.6		1.9
2	4.8	1.3	14.1
3 - Good	20.8	18.1	28.3
4	27.5	29.2	22.4
5 - Excellent	46.3	51.3	33.3
	100%	100%	100%
<b>Quality of neighborhood</b>			
1 - Poor	1.4	1.6	0.7
2	2.6	2.4	2.5
3 - Good	19.9	16.5	29.2
4	28.7	29.0	28.2
5 - Excellent	47.4	50.5	39.2
	100%	100%	100%

Source: 2007 Household Survey

**Table 3. Would you support or appose:**

	Overall	Owners	Renters
<b>Affordable housing impact fee of \$2/SF</b>			
Support	31.8	29.8	37.1
Oppose	37.3	41.4	26.7
Don't know	30.9	28.9	36.2
	100.0	100.0	100.0
<b>Inclusionary zoning</b>			
Support	45.3	40.3	59.5
Oppose	30.1	35.6	14.4
Don't know	24.6	24.2	26.1
	100.0	100.0	100.0
<b>A fee on new commercial buildings but not residential</b>			
Support	43.1	39.1	53.6
Oppose	31.6	35.3	21.7
Don't know	25.2	25.6	24.7
	100.0	100.0	100.0
<b>A sales tax increase of up to 1 cent (\$0.01)</b>			
Support	34.4	31.5	42.2
Oppose	49.6	54.7	35.3
Don't know	16.0	13.8	22.5
	100.0	100.0	100.0
<b>A small property tax increase</b>			
Support	14.7	13.8	16.9
Oppose	68.2	73.1	54.8

Don't know	17.1	13.2	28.3
	100.0	100.0	100.0
<b>A lodge/accommodations tax</b>			
Support	55.3	52.5	62.5
Oppose	27.0	29.2	21.2
Don't know	17.7	18.3	16.3
	100.0	100.0	100.0

Source: 2007 Household Survey

## APPENDIX F - DEFINITIONS

The following definitions are applicable for the terms used in this report.

*Affordable Housing* – when the amount spent on rent or mortgage payments (excluding utilities) does not exceed 30% of the combined gross income of all household members. There is no single amount that is “affordable.” The term is not synonymous with low-income housing, where, under most Federal programs for low-income housing, occupants pay 30% of their gross income for rent and utilities.

*Area Median Income (AMI) Limits* – most communities establish income limits for the programs they administer based on the area median income (AMI) for the area according to household size, which are adjusted annually by the Department of Housing and Urban Development (HUD). Four different income categories are defined for various programs and policies:

*Extremely low-income*, which is less than 30% of the median family income;  
*Very low-income*, which is between 30 and 50% of the median family income;  
*Low-income*, which is between 50 and 80% of the median family income;  
*Middle income*, which is between 80 and 120% of the median family income; and  
*Above middle income*, which is over 120% of the median family income.

*Cost Burdened* – when a household or individual spends more than 30% of gross income on rent or mortgage payments. Households paying 50% or more of their income for rent or mortgage are said to be severely cost-burdened.

*Inclusionary Zoning* – requires a minimum percentage of residential development be provided at below-market rates to serve lower income households as part of new residential developments. Inclusionary zoning is a housing production obligation based on the community's need for affordable housing as related to many factors, including a decreasing developable supply of land, rising home values, insufficient provision of housing affordable to residents by the market, etc., in addition to any direct employee generation impacts of development.

*Low-income Housing Tax Credit* – a tax credit (Internal Revenue Code Section 42) available to investors in rental housing projects focused on renters earning less than 60% of the AMI. This program encourages investment that helps finance construction and rehabilitation of housing for lower income renters.

*Mean* – the average of a group of numbers, which is the sum of all the data values divided by the number of items.

*Median* – the middle point in a data set.

*Section 8 Rent Subsidy* - the Section 8 Housing Assistance Payment program is offered through the U.S. Department of Housing and Urban Development (HUD). This program pays the difference between 30% of monthly household income and the Fair Market Rent (FMR) established by HUD for Grand County. There are two types of Section 8 assistance: 1) project based where vouchers are attached to specific properties, or 2) vouchers -- households using Section 8 assistance find market rate housing where the landlord is willing to participate in the program.

*Substandard Housing* – a unit that lacks complete kitchen and /or plumbing facilities.

*Levels of Homeownership* – When discussing affordability of properties by Area Median Income (AMI) level (defined above) and the types of homes households among different AMI groups are seeking, reference is made to a couple different stages of homeownership. This includes:

*Entry-level ownership/first-time homebuyers:* These are households typically earning in the lower to middle income range. These include households that currently rent (or otherwise do not own a home) and are looking to purchase their first home.

*Move-up buyers:* These are households earning in the middle to upper income range (about 100 to 120% AMI or higher) that may currently own a home and are looking to purchase a new or different home for a variety of reasons (relocating, growing family (e.g., having children), shrinking family (e.g., empty-nesters), etc.).

*Catch-Up Housing* – Housing needed to catch-up to current deficient housing conditions. In this report, catch-up housing needs are defined by current resident households reporting housing problems (overcrowded, cost-burdened and/or living in substandard housing conditions), current renters and owners looking to purchase a home and in-commuters that would like to move to the city. Catch-up housing is generally addressed through local city development initiatives, non-profits and housing groups and public/private partnerships.

*Keep-Up Housing* – Housing units needed to keep-up with future demand for housing. In this report, keep-up housing needs focuses on new housing units needed as a result of job growth in the city and new employees filling those jobs. Keep-up housing is often addressed by the existing free-market, as well as regulatory requirements or incentives to produce housing that is needed and priced below the current market.

## APPENDIX G - METHODOLOGY



Survey research was conducted to generate information beyond that available from existing public sources. This research included a paper version of the household survey distributed to Grand County Households, and an online version of the household and employer surveys distributed through local employers.

### **Household Survey**

The Household Survey was mailed to 3,300 randomly-selected homes in Grand County and placed on the doors of 200 apartments. A total of 680 completed household surveys were returned, 660 from the mail out and 20 of the online version. This equated to an average response rate of about 19%. Responses from the household survey represent 1,512 total persons and 866 employed adults.

### **Representation and Weighting of the Sample**

Two levels of weighting were applied to the Household Survey data to ensure that the survey is representative of the general Grand County population.

First, the survey data were weighted to better reflect the owner/renter mix as projected forward from the 2000 Census. As typically occurs with household surveys, the raw survey results under-represented renters – about 22% of responses received were from renters. As of the 2000 Census, about 31.8% of households in Grand County rented. It is expected that the percentage of renters declined slightly given the purchase opportunities provided with low interest rates, condominium conversions and affordable housing development. After weighting the survey data, renters represented about 27% of households.

Finally, as is typical with survey results, lower income households (particularly those earning under 50% of the Area Median Income (AMI)) were underrepresented in the raw survey results. About 4% of survey respondents who own their home and 33% of renters earned in this very low-income range compared to about 11% of owner households and 27% of renter households reported by the 2000 US Census. After weighting the data, about 11% of renters and 27% of owners earn within that income range.

### **Employer Survey**

Employer surveys were distributed through local area Chambers of Commerce. In total, we received about 50 responses. Responding businesses together account for a total of 6,615 winter jobs and 4,340 summer jobs.

The intent of the surveys was to determine where employees live; changes in employment over time; to what extent employee housing is perceived to be an issue by employers; whether employers feel housing programs for employees are needed; and their associated level of support for housing assistance.

## **Statistical Validity**

The margin of error for household survey tabulations is generally within 3.5% at the 95% confidence level. This means that, for tabulations involving the entire sample, there is 95% confidence that any given percent reported is no more than plus or minus 3 to 4 percentage points from what is actually the case. When estimates are provided for sub-groups, such as household type, owners and renters, etc., the tabulations are less precise.

## **Other Sources of Information**

A variety of sources of published information were used in the preparation of this report, including:

1990 and 2000 US Census data, including CHAS (Comprehensive Housing Affordability Strategy) special tabulation data;

Employment information from the Colorado Department of Labor and Employment (2000), the US Bureau of Economic Analysis, the Center for Business and Economic Forecasting (CBEF) and Business Pattern data from the Economic Census;

Employment and population projections from the Department of Local Affairs;

2007 Area Median Income for Grand County from the Department of Housing and Urban Development; and

Grand County Assessor data for homeownership and sales information and Grand County MLS for current sales listings.

## **Estimates and Calculations**

### **Assessor Database**

The assessor database was used to evaluate the current housing inventory and housing sales data. The residential properties were coded by area (West Grand, Granby/HSS/Three Lakes, and the Fraser Valley) using the parcel number. The downloadable sales file from the Assessor webpage had sales information but did not have all of the property information associated with it, including the square footage and the zipcode of the purchaser. For this reason, the property database was used, which only shows the most recent sale. Thus, for example, some properties may have sold in 2006 and 2002, but only the 2006 sale is evaluated. Only qualified sales of single-family homes and condominiums were included in the analysis.

### **Housing Units**

To project 2007 population, building permits were analyzed by town (includes a category for unincorporated). The Department of Local Affairs (DOLA) 2005 estimates were projected forward using DOLA's estimate of new population growth for the entire county and distributing it according to the percent distribution of new building permits by town in 2006. It was assumed that the household size, ratio of group quarters and vacancy rates remained the same as reported in 2005. As a result of this process, it was estimated that about 53% of Grand County's population lives in unincorporated parts of the County. In able to estimate population, housing units and households by region, the unincorporated areas needed to be divided accordingly.

GIS was used to estimate the distribution of unincorporated units by area. The Grand County GIS department provides downloadable GIS layers, including the assessor parcel database. All improved residential parcels which were not within incorporated boundaries were selected and exported. These parcels were then divided by region using their parcel identification number. Parcels who's owner did not

live within the county were determined vacation/second homes and labeled as vacant. The percent distribution of parcels by area, was then applied to the unincorporated estimate for housing units.

To project forward to 2010 and 2015, the distribution of new growth was distributed among the three regions accordingly based on building permit data and the distribution of unincorporated areas.

### Population and Housing Estimates

2007	Total Population	Group Qtr Population	Persons Per		Total Units	Occupied Units	Vacant Units	Vacancy Rate
			Household Population	Housing Unit				
GRAND COUNTY	14,968	399	14,569	2.36	15,879	6,171	9,708	0.61
West	2,436	41	2,395	2.50	1,788	958	830	0.46
Granby/HSS/ Three Lakes	7,839	113	7,726	2.40	7,810	3,220	4,590	0.59
Fraser Valley	4,693	245	4,448	2.23	6,281	1,993	4,288	0.68

Source: DOLA, Grand County Assessor, Grand County GIS, RRC Associates, Inc.

#### Population: Age over 65

To estimate the distribution of the population by region age 65 and over, the percent distribution of households with at least one person age 65 or over was determined from the US Census. Because the Census did not have data available at the block level, the Census region for West Grand encompasses some of the Fraser Valley. DOLA's estimate for region 12 was used to determine the rate of change in the region since 2000. The rate of change per DOLA's estimate was then applied to the census estimate for each area to determine and estimate for 2007, 2010 and 2015 senior headed households.

#### In-Commuters

To make a rough estimate of the number of workers currently commuting into Grand County for work, several sources were used. According to the 2000 Census, about 6.5% of workers were commuting into Grand County for work (excluding people commuting from out of state who were assumed to be telecommuting). Because no studies have been done since the 2000 census which give accurate estimates of commuters, the change in the ratio of households to jobs was used to estimate the change in the percent of workers commuting into Grand County. Between 2000 and 2007, the ratio of households to job is estimated to have increased from .59 to .65, indicating a decrease in-commuters. Applying the rate of change to the ratio provides an estimate of about 5.8% (450 employees).